

Local Market Update – January 2023

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 42

42-Henrico

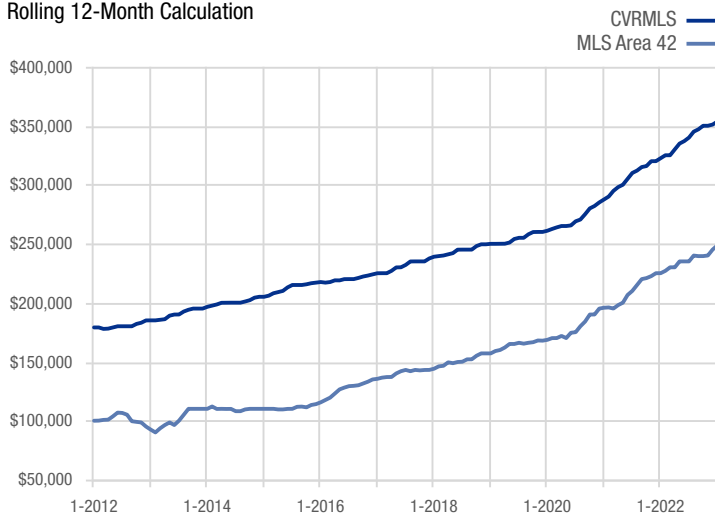
Single Family	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	39	25	- 35.9%	39	25	- 35.9%
Pending Sales	44	32	- 27.3%	44	32	- 27.3%
Closed Sales	39	36	- 7.7%	39	36	- 7.7%
Days on Market Until Sale	14	27	+ 92.9%	14	27	+ 92.9%
Median Sales Price*	\$232,250	\$240,500	+ 3.6%	\$232,250	\$240,500	+ 3.6%
Average Sales Price*	\$245,777	\$255,466	+ 3.9%	\$245,777	\$255,466	+ 3.9%
Percent of Original List Price Received*	100.7%	97.2%	- 3.5%	100.7%	97.2%	- 3.5%
Inventory of Homes for Sale	35	36	+ 2.9%	—	—	—
Months Supply of Inventory	0.7	0.9	+ 28.6%	—	—	—

Condo/Town	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	10	2	- 80.0%	10	2	- 80.0%
Pending Sales	9	2	- 77.8%	9	2	- 77.8%
Closed Sales	6	4	- 33.3%	6	4	- 33.3%
Days on Market Until Sale	16	3	- 81.3%	16	3	- 81.3%
Median Sales Price*	\$271,348	\$130,000	- 52.1%	\$271,348	\$130,000	- 52.1%
Average Sales Price*	\$262,413	\$130,667	- 50.2%	\$262,413	\$130,667	- 50.2%
Percent of Original List Price Received*	103.4%	98.4%	- 4.8%	103.4%	98.4%	- 4.8%
Inventory of Homes for Sale	6	0	- 100.0%	—	—	—
Months Supply of Inventory	0.6	—	—	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

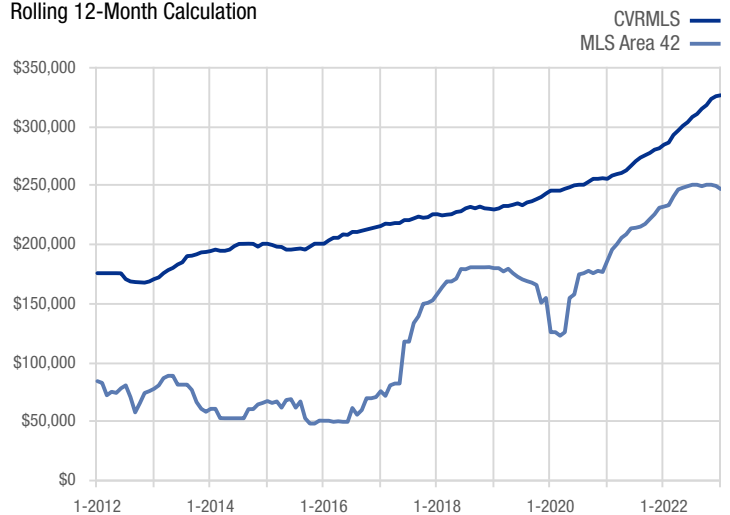
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Condo/Town

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.